

RESOLUTION 2018 - 25

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD  
GRANTING MINOR SUBDIVISION APPROVAL TO THE APPLICANTS,  
GLENN J. CLARK, JR. AND JAIME CLARK  
BLOCK 198.24, LOT 9  
330 WILSON ROAD  
APPLICATION #2416**

**WHEREAS**, the Applicants, Glenn J. Clark, Jr. and Jaime Clark, whose mailing address is 330 Wilson Road for property located at 330 Wilson Road, is requesting Minor Subdivision Approval of Block 198.24, Lot 9 into two (2) conforming lots; and

**WHEREAS**, the subject property is located in the Residence District (C) Zone; and

**WHEREAS**, public notice of the hearing was provided in accordance with the requirements of Municipal Land Use Law, N.J.S.A. 40:55D-12; and

**WHEREAS**, the Applicant does not require any variances; and

**WHEREAS**, the Applicant is requesting the following wavier(s) which waivers were properly noticed in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12:

1. Certified current list of property owners within 200 feet of the proposed site. (Required for minor applications if variances are requested)
2. Current title report (including protective covenants and deed restrictions affecting the property).
3. Deeds and legal descriptions (right-of-way dedication; sight triangles; lot consolidation; easements).
4. Key map (at 1" = 1,000' or 1" = 2,000') showing the location of the entire site and all streets and land uses within 500 feet of the site.
5. Zoning map depicting the property limits and the zoning district for the site in question and for adjacent properties within 200 feet of the site. Identify the Wellhead Protection Overlay District boundaries and tier designation as applicable.
6. Schedule of zoning requirements and conformance to same.
7. Plan delineation of any existing or proposed deed restrictions, protective covenants, recorded easements and rights-of-way.
8. Cross sections and profiles for all existing and proposed streets abutting the property in question.

9. Outside dimension of all existing and/or proposed principal building(s) and accessory buildings. Dimensions to the nearest existing or proposed property lines shall be provided for all existing structures that are to remain.
10. Profiles of all existing and proposed stormwater, sanitary sewer and water mains.
11. Proposed and existing contours at one-foot intervals based upon U.S.G.S. Datum. Spot elevations shall be provided at property corners, sidewalks, curbs, pavements and finished floor elevations. Also required for Minor Subdivision if wetlands, drainage easements or other drainage issues exists.
12. Limit of freshwater wetlands, wetlands transition areas and stream encroachment lines with NJDEP reference if applicable.
13. Location of existing and proposed wells and septic systems within 100 feet of the site (applicable to applications with wells and/or septic systems).
14. Plan of existing and proposed utilities (including sanitary sewer, storm sewer, potable water, gas mains, etc.) and a note stating all proposed utilities are to be installed underground.
15. Location of all driveways, streets and right-of way widths within 200 feet of the site.
16. NJDEP Low Impact Development Checklist (in accordance with the NJDEP BMP Manual) (8 copies); and

**WHEREAS**, the Applicant submitted an Application and Survey of Property received at the Planning Office on September 6, 2018; and

**WHEREAS**, the Applicant appeared Pro Se at the October 2, 2018 hearing on this matter; and

**WHEREAS**, the Planning Board made its decision in this matter based on the documentation set forth above, the testimony of the Applicant and the Board's Professionals made at the time of the hearing on the application; and

**WHEREAS**, based upon the above, the Board, at the October 2, 2018 hearing date, finds:

1. Glenn J. Clark, Jr. testified about the proposed minor subdivision application.
2. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner, testified the Applicant is requesting a minor subdivision to create two (2) conforming lots from the existing lot.

3. Mr. Petrongolo stated the property is located in the "C" Residence District and no variances are required.
4. Mr. Petrongolo stated the Applicant has requested waiver of certain submission items and he had no objection to same.
5. Mr. Petrongolo stated the Applicant is proposing that Lot 9.01 to be 17,871.10 square feet with 111.81 feet of frontage on Wilson Road.
6. Mr. Petrongolo stated the Applicant is proposing that Lot 9.02 to be a flag lot consisting of 46,302.06 square feet with 36.21 feet of frontage on Wilson Road.

**NOW, THEREFORE, BE IT RESOLVED** by the Washington Township Planning Board that the application for Minor Subdivision Approval by the Applicants, Glenn J. Clark, Jr. and Jaime Clark, is hereby **GRANTED** by the Planning Board, subject to the following terms and conditions:

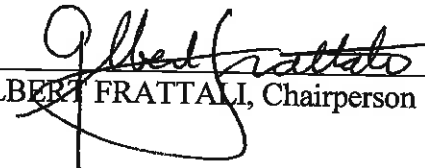
1. All of the Agreements and/or representations made by the Applicant as set forth at the hearing in this matter or as contained in this Resolution must be fully satisfied by the Applicant.
2. Applicant is granted a minor subdivision to create two (2) conforming lots as follows:
  - a. Proposed Lot 9.01 will be 17,871.10 square feet with 111.81 feet of frontage on Wilson Avenue.
  - b. Proposed Lot 9.02 will be a flag lot consisting of 46,302.06 square feet with 36.21 feet of frontage on Wilson Road.
3. No variances are required for this minor sub-division application.
4. Applicant is granted a waiver of submission items as noted on the record.
5. The Applicant shall submit for review and approval the minor sub-division deeds to the Board Solicitor and Board Engineer prior to execution by the Board and filing at the County Clerk's office.
6. This approval shall expire in 190 days unless the Applicant files a plan or records the minor sub-division deeds within such time pursuant to status.
7. The Applicant must submit a certification that all taxes on the property have been paid to date.
8. The minor sub-division plan approval is subject to review and approval of the following authorized review agencies, if required and/or if not already received. Evidence of these approvals must be submitted to the Planning Board office prior to final signature of the Deeds:

- a. Gloucester County Planning Board;
- b. Gloucester County Soil Conservation District
- c. Gloucester County Utility Authority (if applicable)
- d. Washington Township Municipal Utilities Authority (If applicable)
- e. New Jersey Department of Transportation (if applicable)
- f. New Jersey Department of Environmental Protection (if applicable)
- g. Washington Township Fire Marshall
- h. Any other outside agency approvals that may be deemed necessary approval of and/or required for this project

**BE IT FINALLY RESOLVED** that the Applicant shall cause a brief notice of this resolution to be published in the South Jersey Times at the Applicant's expense and forward a copy thereto to the Applicant within ten (10) days of the date hereof.

This is a Resolution memorializing the vote taken by the Washington Township Planning Board at the meeting held on October 2, 2018.

WASHINGTON TOWNSHIP  
PLANNING BOARD

  
ALBERT FRATTALI, Chairperson

ATTEST:

  
CHRISTINE CIALLELLA, Secretary

ROLL CALL VOTE FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL

J. Gattinelli, Mayor	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
A. Frattali, Chair	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. McPoyle, V. Chair	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E. D'Orazio, II	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
JJ. Perry, III	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input checked="" type="checkbox"/>
M. D'Ariano, IV	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E Metz, IV	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. Sparacio, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
J. Bidinger, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
B. Dennis (Alt #1)	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input checked="" type="checkbox"/>
R. Centrone (Alt #2)	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>

I certify the above to be a true copy of a resolution adopted by the Washington Township Planning Board at a regular meeting held on October 2, 2018 memorializing the action taken by the Board on October 2, 2018.

  
Christine Ciallella, Secretary

Date: October 2, 2018